

PUBLIC HEARING--August 18, 1965

Appeal #8298 Gordon L and Wilamina Redman and James L. Brown, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on August 25, 1965:

ORDERED:

That the appeal for a variance from the use provisions of the R-5-D District to permit reduction in size of nonconforming warehouse building and to permit structural alterations at the rear of 2829 - 31 Fifteenth St. N.W. lot 19, square 2669, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot is 65 feet in depth and 50 feet in width and contains an area of 3250 square feet. The building on this lot abuts a public alley 15 feet in width. The zoning of the surrounding area in this block is R-5-B.

(2) The property is at present developed with a two-story building which has been used for many years as a warehouse for furniture. Appellant desires to reduce the amount of nonconforming use by removing the second story and removal of 27'4" on the rear of the building and providing this area with paving which will provide, in addition to the alley, an open area of 36 feet. Appellant states that this will give more turnaround space at the rear of the building. He further states that no trucks will be parked in this area but will be kept inside the building.

(3) In reducing the size of the building appellant is required to make certain structural alterations which are not permitted under the Zoning Regulations for nonconforming structures.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

It is our opinion that appellant has proven a hardship within the provisions of paragraph 8207.11 of the Zoning Regulations. It is our opinion that the granting of permission to make structural alterations to this building is more than compensated by the fact that the size of the building will be substantially reduced and better access will be provided at the rear which will be of definite benefit to those persons within the square who might have use of the alley.

In view of the above it is our further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.